

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 25, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Puil

SECONDED by Ald. Harcourt

THAT the Minutes of the Regular Council Meeting of January 18, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Harcourt

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND MANAGER'S REPORT "B"

B. Stanley Park - Lions Gate
Bridge Roadway.

The City Engineer, Mr. Readshaw - Director of Design, Provincial Department of Highways and Mr. Foster - Director of Planning, Park Board, gave a report reference for Council's information. Mr. Readshaw outlined the proposal and detailed the benefits to the City should the Lions Gate Bridge Roadway be widened. The City Engineer reviewed the advantages and disadvantages of the proposal with particular reference to the benefits which would accrue in the movement of traffic along Georgia Street and through Stanley Park.

Cont'd.....

REPORT REFERENCE & MANAGER'S REPORT (Cont'd)

Stanley Park - Lions
Gate Bridge Roadway (Cont'd)

Mr. L. Foster detailed the benefits to the Park Board from the proposed widening - increased pedestrian safety, reclamation for park use of the present Chilco bus loop, as well as an opportunity to make a major landscape statement through the bridge road. He advised the Park Board had reviewed the proposal and referred it to its Planning Committee for further consideration and report back. The Park Board also favours a Public Meeting sponsored jointly by the Park Board and Council.

Mr. D. Hickley, Planning Department, expressed the department's concern about the proposal and stated the exclusive bus lane is not needed in the morning, only for the evening rush hour and it is doubtful whether the saving of two to four minutes in travelling time will induce people to switch to public transit. The Planning Department recommended a Public Information Program be undertaken and time allowed for careful consideration of this proposal. He also referred to an addendum to the Director of Planning's comments, distributed this day, which illustrated the existing roadway, possible improvements to the existing roadway and the proposed four-lane roadway.

Council also noted a letter from the Vancouver City Planning Commission requesting an opportunity to consider the Manager's report on the Stanley Park - Lions Gate Bridge Roadway for report to Council before a final decision is made.

MOVED by Ald. Marzari

THAT Council request the Park Board to jointly sponsor a Public Meeting to provide an opportunity for citizen input on the proposal contained in the Manager's report dated January 18, 1977.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the letter from the Vancouver City Planning Commission dated January 24, 1977, be received and the Manager's report re Stanley Park - Lions Gate Bridge Roadway be referred to the Vancouver City Planning Commission for consideration and report back.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Kitsilano Tidal Pool Replacement

Council, on January 18, 1977, agreed to hear a presentation by the Park Board on various options for the Kitsilano Tidal Pool replacement, resulting from preliminary architectural work commissioned by the Park Board.

Commissioner Ian Bain, Chairman of the Park Board addressed Council and submitted a letter dated January 24, 1977 advising the the Board has included \$750,000 in its budget for 1977 and is requesting a Council commitment of an additional \$750,000 in 1978 to permit a contract to be awarded for rehabilitation of the Kitsilano Swimming Pool. A significantly reduced capital allocation for 1977 could likely mean a Board decision to abandon its rehabilitation project at this time. The Board requested a decision from Council on its 1977 Supplementary Capital requests within two weeks.

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Kitsilano Tidal Pool Replacement (Cont'd)

Mr. Ron Howard, Architect, reviewed the various rehabilitation options submitted to the Park Board for consideration. The Board had chosen option 'D' and Mr. Howard explained the proposal as well as the other options considered by the Board.

Commissioner R. Fraser also addressed Council and submitted a brief reiterating the request made by the Park Board Chairman, Commissioner Ian Bain.

The Mayor undertook to attempt to bring in a report to Council on the 1977 Supplementary Capital Budget within six weeks.

MOVED by Ald. Puil

THAT the representations from the Park Board and Mr. Ron Howard, and the brief submitted this day, be received and the whole matter be referred to the Standing Committee on Finance and Administration for further discussion and review.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.50 p.m, Mayor Volrich in the Chair and the same members present.

2. Proposed Demolition of
3225 Point Grey Road.

On March 16, 1976 City Council passed a motion that the Supervisor of Properties be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road and to demolish when vacant.

Council, on January 18, 1977, approved a request from Mr. M.J Burgess to appear on the Park Board's intention to demolish 3225 Point Grey Road. Mr. Burgess read a brief which was circulated to Council. He also circulated a letter from Mr. Peter Holdstock dated January 24, 1977, opposing the demolition, as well as some pictures of the exterior and interior of the house. In his brief Mr. Burgess referred to the fact that two doors from Seagate Manor a new house is presently being built and suggested that, in view of this, there was inconsistency in the City wishing to demolish 3225 Point Grey Road for a park. He, and the other residents of the house, opposed the demolition and requested that Council retain this dwelling.

Circulated for Council's information was a letter from the Park Board, dated January 25, 1977, in which Council was advised that the Board, when considering the demolition of this property had resolved:

'That the Board reiterate their stand that the property at 3225 Point Grey Road be developed as a lookout park and the existing residential structure be demolished as soon as possible.'

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Proposed Demolition of
3225 Point Grey Road (Cont'd)

MOVED by Ald. Rankin

THAT the Supervisor of Properties be instructed not to obtain vacant possession or demolish the house at 3225 Point Grey Road.

- LOST

(Ald. Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, and Puil opposed)

MOVED by Ald. Brown

THAT Council reiterate its decision of March 16, 1976, that the Supervisor of Properties be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road, and to demolish when vacant.

- CARRIED

(Ald. Bellamy and Rankin opposed)

Mr. Burgess requested one month's extension to permit him and the other tenants time to relocate. The Mayor suggested he discuss this matter with the Supervisor of Properties.

Seagate Manor

Council, on January 18, 1977, requested that when the matter of 3225 Point Grey Road is before it, the Director of Legal Services report on the status of the legal proceedings re Seagate Manor.

The Director of Legal Services, in an oral report, advised that a group has commenced action alleging that the City does not have authority to use funds intended for park purposes, for housing. However, the City has not undertaken any renovations to Seagate Manor and, therefore, the legal action is not proceeding at this time.

COMMUNICATIONS OR PETITIONS

1. Variety Clubs International
1977 Telethon - Grant Request.

In a letter dated January 7, 1977, Variety Clubs International requested Council's consideration of the following grant towards its 1977 Telethon, February 19-20, 1977:

Theatre Rental.	\$ 4,025.00
Police Protection and Security.	\$ <u>6,134.80</u>
	\$ <u>10,159.80</u>

MOVED by Ald. Gibson

THAT Council approve a grant to Variety Clubs International of \$4,025.00 for Theatre Rental for their 1977 Telethon.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

COMMUNICATIONS OR PETITIONS (Cont'd)2. Safe Bicycling Week -
March 20 - 26, 1977

In a letter dated January 18, 1977, Vancouver Safety Council requested that Council proclaim the week of March 20 - 26, 1977, as Vancouver Safe Bicycling Week.

MOVED by Ald. Rankin

THAT the week of March 20 - 26, 1977, be proclaimed as 'Vancouver Safe Bicycling Week'.

- CARRIED UNANIMOUSLY

3. Vehicles for Hire Board

In a memorandum dated January 20, 1977, the Mayor recommended that the Vehicles for Hire Board be discontinued, and the matters previously dealt with by the Board be referred to the Standing Committee on Transportation. He further recommended that a Special Committee, consisting of Alderman Rankin, the City Manager and the Director of Legal Services, be authorized to deal with the matter of the City's Auto-Towing Contract and report to Council at the appropriate time.

MOVED by Ald. Puil

THAT the foregoing recommendations of the Mayor be approved;
FURTHER THAT the Director of Legal Services be instructed to bring in the appropriate amending By-law.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTSA. CITY MANAGER'S
GENERAL REPORT
(JANUARY 21, 1977)Works and Utility Matters
(January 21, 1977)Closure of Portion of Alberta Street
South of 49th Avenue - Langara Development
(Clause 1)

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 25, 1977. 6.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 21, 1977)

Text Amendment to Limit Office
Development in (C-2)
Commercial Districts.
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, contained in
this clause, be approved.

- (deferred)

MOVED by Ald. Rankin

THAT the motion by Alderman Kennedy be deferred until the
Director of Planning has an opportunity to present a report reference:

FURTHER THAT the Planning Department and the G.V.R.D. be
requested to present a report reference on the Livable Region Plan
when this clause is again being considered by Council.

- CARRIED

(Ald. Gerard opposed)

Finance Matters
(January 21, 1977)

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Grants in Lieu of Various Tax Levies
- Cl. 3: Park Board Budget Reallocation
- Cl. 4: Federal Employment Programs - Canada
Works, 1977-78 Young Canada Works, Summer 1977

Tender Awards
(Clause 1)

MOVED by Ald. Rankin

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Grants in Lieu of Various Tax Levies
(Clause 2)

MOVED by Ald. Rankin

THAT the grants in lieu of taxes to religious organizations,
hospitals and charitable organizations, totalling \$91,886.01, and
detailed in the Manager's Report dated January 21, 1977, be
approved; effective dates of these grants to be as shown in the
Manager's report.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Regular Council, January 25, 1977. 7.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(January 21, 1977) (Cont'd)

Park Board Budget Reallocation
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this clause, be approved, after amending the figure of \$60,000 under Kitsilano and Sunset Ice Rinks, to read \$65,000.

- CARRIED UNANIMOUSLY

Federal Employment Programs -
Canada Works and Young Canada
Works, Summer 1977.
(Clause 4)

MOVED by Ald. Harcourt

THAT the City participate in Phase I of Canada Works and Young Canada Works programs;

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review proposals from departments and Boards and to approve submission of applications to Canada Manpower up to a maximum of \$200,000.

- CARRIED

(Ald. Bellamy, Brown and the Mayor opposed)

Property Matters
(January 21, 1977)

A. Preservation of Artifacts
(Clause 1)

MOVED by Ald. Puil

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY.

B. Stanley Park - Lions Gate
Bridge Roadway

For Council action on this report see pages 1 and 2.

C. Senior Citizens' Housing Project
and Provincial Government.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. City of Vancouver Parking Facilities

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that, following a report from the City Engineer on Downtown parking, the Mayor arrange a meeting with the Downtown Parking Corporation and the Downtown Business Association on City of Vancouver parking facilities and other matters of concern to them in the Downtown area.

E. Christ Church Cathedral.

MOVED by Ald. Puil

THAT the Director of Planning continue his attempts to contact Grander Developments Ltd., to determine the present status of its development on the site adjacent to Christ Church Cathedral, and report back.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS

I. Report of Standing Committee
on Transportation.
(January 12, 1977)

Aerobus Transportation System
(Clause 1)

MOVED by Ald. Rankin

THAT this report of the Committee be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
January 13, 1977

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Outstanding Matters for Community Services Committee
- Cl. 2: Victory Hotel, 391 Powell Street
- Cl. 3: DERA - Proposed Amendment to Zoning and Development By-law
- Cl. 4: False Creek Day Care

Outstanding Matters
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, contained in item 'f' re the proposed Detoxification Centre at China Creek Park, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin

THAT the recommendation of the Committee re Income Tax Buying Companies, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, January 25, 1977. 9

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Standing Committee on
Community Services
(January 13, 1977) Cont'd.

Victory Hotel, 391 Powell Street
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

D.E.R.A. Proposed Amendment to
the Zoning and Development By-law
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Gibson and Kennedy opposed)

False Creek Day Care.
(Clause 4)

MOVED by Ald. Puil

THAT recommendations 'A' and 'B' of the Committee, contained in this clause be referred back to the Standing Committee on Community Services for a comprehensive report from the Director of Social Planning on Day Care Centres within the City of Vancouver.

- CARRIED

(Ald. Gerard, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt

THAT recommendations 'C', 'D', 'E' and 'F' of the Committee, contained in this clause, be referred back to the Standing Committee on Community Services for further consideration.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
January 13, 1977

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Vancouver Jaycees Sea Festival - Grant Request
- Cl. 2: Vancouver Public Library Board - Proposed West Point Grey Library
- Cl. 3: Fire Fighting Services from the Water - Vancouver Harbour
- Cl. 4: Finance Committee List of Outstanding Matters as of January, 1977
- Cl. 5: Vancouver New Music Society - 1977 Grant Request
- Cl. 6: Dental Fees Charged by the Dental Division of the Health Department

Cont'd....

Regular Council, January 25, 1977. 10

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance & Administration (Cont'd)

Vancouver Jaycees Sea Festival -
Grant Request.
(Clause 1)

MOVED by Ald. Kennedy

THAT recommendation 'B' of the Committee, contained in this clause, be approved.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Harcourt, Marzari,
Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT Council approve a grant to the Vancouver Jaycees Sea Festival of \$8,500 being the 1976 City grant and any increase in the grant amount be deferred pending a decision by Council on 1977 grant increases.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Vancouver Public Library Board -
Re Proposed West Point Grey Library
(Clause 2)

The Mayor advised that, as directed by the Committee, he had written the contractor and requested that he reserve space in his building for a library until April 1977 when the City will have had an opportunity to review its budget requirements for 1977. The contractor, in a phone call to the Mayor, advised he is prepared to grant this request.

MOVED by Ald. Puil

THAT this clause in the Committee's report and the Mayor's oral report be received for information.

- CARRIED UNANIMOUSLY

Fire Fighting Services from the
Water - Vancouver Harbour
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Outstanding Matters as of
January 1977.
(Clause 4)

MOVED by Ald. Harcourt

THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration (Cont'd)

Vancouver New Music Society -
1977 Grant Request.
(Clause 5)

MOVED by Ald. Brown

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Dental Fees Charged by the Dental
Division of the Health Department
(Clause 6)

MOVED by Ald. Gibson

THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. MATTERS

G.V.R.D. Livable Region Plan.

Alderman Harcourt distributed for the information of new Council members, a copy of background material submitted to Council on May 11, 1976, on the Livable Region Plan.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Kennedy

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

- A. Allocation of Land for Lane
Purposes (North 10 feet of
East Half of Lot 17, Block 316)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the East half of Lot 17, Block 316, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated December 13, 1976, and marginally numbered LF 8015, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- B. Allocation of Land for Lane
Purposes (North 2 feet of
Lot 33 except South 7 feet,
Block 235)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 33 except the South 7 feet, now road, Block 235, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated January 17, 1977, and marginally numbered LF 8057, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- C. Allocation of Land for Road
Purposes (West 7 feet of Lot
40, Block 228)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 40, Block 228, District Lot 526, Plan 590, the same as shown outlined orange on plan prepared by G. Girardin, B.C.L.S., dated November 15, 1976, and marginally numbered LF 7991, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following was submitted as Notice of Motion by Alderman Brown, and recognized by the Chair:

Resolution re Seagate Manor -
2831 Point Grey Road.

MOVED by Alderman Brown

THAT WHEREAS the property at 2831 Point Grey Road, known as Seagate Manor, was purchased with funds from the Point Grey Road Waterfront Fund;

AND WHEREAS by resolution duly passed by City Council, the Supervisor of Properties was authorized to obtain vacant possession of this property;

AND WHEREAS the building has been vacant since August, 1975;

BE IT RESOLVED THAT all buildings on the property at 2831 Point Grey Road be removed and the property turned over to the care, custody and management of the Park Board.

- (Notice)

ENQUIRIES & OTHER MATTERS

Alderman Rankin -
Closure of 600 Block
Helmcken Street

raised the request of Dynamic Developments for permission to close the 600 Block Helmcken Street in order to remove a large crane from the newly constructed Chateau Granville.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT Dynamic Developments be granted permission to close the 600 Block Helmcken Street to remove the crane from the Chateau Granville, subject to prior approval of the City Engineer in all respects.

- CARRIED UNANIMOUSLY

Alderman Ford -
4584 West 1st Avenue

requested a report from the City Manager on the present status of the house at 4584 West 1st Avenue.

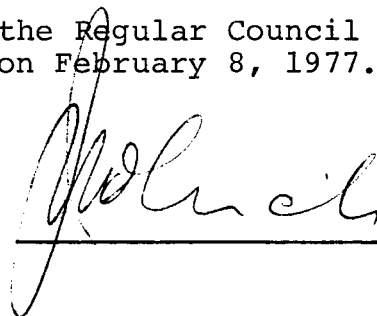
The Mayor so directed.


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The Council adjourned at approximately 6:55 p.m.

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The foregoing are Minutes of the Regular Council Meeting
of January 25, 1977, adopted on February 8, 1977.


MAYOR


CITY CLERK

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A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

- 1. Closure of Portion of Alberta Street South of 49th Avenue adjacent to Lot A, Block 1165, District Lot 526, Plan 12842 - Langara Development

The City Engineer reports as follows:

"Daon Development Corporation has made application to subdivide Lot 3, Block 1165, District Lot 526, Plan 16033 (west side of Alberta Street south of 49th Avenue). Access from Alberta Street, to the most southerly of the 2 new parcels in the proposed subdivision, requires that Alberta Street be extended 50 feet southerly into the City-owned golf course lands. Daon has agreed to pay for the cost of constructing the roadway extension.

The Park Board has advised that they have no objection to the extension of Alberta Street provided the northerly part of the present cul-de-sac is closed and added to the golf course lands.

I RECOMMEND that all that portion of Alberta Street outlined on plan marginally numbered LE 4487 be closed, stopped up, title taken thereto and subdivided with abutting City-owned lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8/.....

Manager's Report, January 21, 1977 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Text Amendment to Limit Office Development
in (C-2) Commercial Districts

The Director of Planning reports as follows:

"In March 1976, after reviewing a report on employment growth in Vancouver, Council concurred with a recommendation from the Director of Planning and instructed him to apply to amend the C-2 District Schedule so as to limit future office development in suburban commercial districts. The proposed amendment would permit 'office' as an outright use only if:

1) the office portion of the building did not exceed a floor space ratio of 1.2, and

2) the net office floor area did not exceed 5,000 square feet.

Offices in excess of these limits would only be permitted as conditional uses subject to special justification from the applicant and a report to Council from the Director of Planning.

The proposed amendment was designed in anticipation of some possible negative side-effects of the City's implementation of the decentralization objectives of the G.V.R.D. Livable Region Program. There is a possibility that regional employers, diverted from the Downtown, will not locate in regional town centres as intended, but instead will choose to locate in the City's C-2 areas. This could alter the character and function of many such areas, converting them from district shopping areas to regional employment centres, with a consequent loss of local retail services and undesirable impacts on adjoining residential areas.

We have now held three public information meetings on the proposed amendment (two in September and one on December 2nd, 1976). While meeting attendance has not been large, opposition, both at the meetings and through telephone calls, has been strong and vociferous. Minutes of the three information meetings are reported in Appendix A. We have also met with a special committee of the Real Estate Board, and that group has prepared a written position in opposition to the amendment (on file in the City Clerk's office). In addition, the Vancouver City Planning Commission has expressed reservations (Appendix B).

This has become a very contentious issue. Several groups have now actively organized to oppose the zoning change, and a lengthy series of potentially acrimonious public debates is anticipated. These will require a substantial amount of Planning Department staff time.

The Director of Planning now believes that the level of public anxiety and resultant expenditure of scarce staff resources is not justified by the uncertain benefits of the C-2 amendment. An office building boom in local commercial areas may not materialize. He therefore suggests that the proposed change not be pursued further at this time. Instead, the Planning Department should continue to carefully monitor new office development in C-2 zones, noting particularly the rate of change in construction activity and the level of regional office use. This information should be reported to Council at least once a year, along with a recommendation on any action necessitated by the observed trends. Council, however, should be aware that this 'wait-and-see' strategy is potentially dangerous in that over time pressure against office limitation may mount to levels even higher than those existing today, especially if office development in C-2 areas does become more attractive to investors.

The Director of Planning RECOMMENDS that Council instruct him to:

- A. Withdraw the application for the C-2 text change;
- B. Report in approximately one year's time on office development in C-2 districts."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 82

Manager's Report, January 21, 1977 (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

- Automobiles (7)
- Fabrication & Installation of Fuel Dispensing Truck Bodies (2)
- Lumber
- Supply & delivery of an indoor unit sub-station for the Kitsilano Sewage Pumping Station
- Aluminum Dump Truck Bodies (13)
- Supply of Envelopes - 1977 Requirements
- Automobile (1)
- 5.8 Ton Tandem Roller (1) "

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

CONSIDERATION

2. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District Tax Levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for Vancouver under the B.C. Assessment Authority has certified they will be shown as exempt on the 1977 Assessment Roll in accordance with Charter provisions and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396-c(1) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. RELIGIOUS ORGANIZATIONS

1. Christ Church of China

300 East Pender St. Lot A/122/196

Church buildings and Senior Citizens Housing
- \$11,955.95

Exemption from taxes for this property was approved by City Council in 1971, but this exemption was cancelled in 1974 when the property was registered in the name of China Villa Holdings Corp.

The property was conveyed back to Christ Church of China on April 23, 1976. The property is in use for Church and charitable purposes.

Grant to cover period from April 23, 1976 to December 31, 1976

Manager's Report, January 21, 1977 (FINANCE - 2)

Clause #2 continued:

2. Bethany Baptist Church \$426.32
 formerly 149 E. 50th Ave. Lot 12/2/651
 Church parking lot

Occupied and in use February 1, 1976.

Grant to cover taxes for period from February 1, 1976 to December 31, 1976.

3. Collingwood Baptist Church
 3400 Blk Hornmouth Lot C/83/36 & 51 \$149.57
 Church parking lot

Occupied and in use from October 1, 1976.

Grant to cover period from October 1, 1976 to December 31, 1976.

B. HOSPITALS

- Mount St. Joseph Hospital Society \$73,117.63
 3080 Prince Edward St. Lot A/133/264A
 New Hospital Addition

Date of first building inspection January 14, 1975.

Grant to cover period from January 14, 1975 to December 31, 1976.

C. CHARITABLE ORGANIZATIONS

1. The Elizabeth Fry Society of B.C.
 1736 Balaclava St. Lot 1 of E of 1/25/192 \$2,109.15
 Community Care Facilities - a home for young women in need

Occupied by Society September, 1975.

Date of first building inspection July 21, 1975 (for alterations).

Grant to cover period from July 21, 1975 to December 31, 1976.

2. Vancouver Mental Patients Association Society
 2021 East 8th Ave. Lot 3 of D/152/264A \$737.97
 Service centre for mental patients

Occupied and in use from November 1, 1975.

Grant to cover period from November 1, 1975 to December 31, 1976.

3. Vancouver-Richmond Association for the Mentally Retarded
 3421 West 38th Ave. Lot 23 of A/24/2027 \$471.57
 Group home for retarded children

Date of Building inspection June 24, 1976.

Occupied and in use July 1, 1976.

Grant to cover period from June 24, 1976 to December 31, 1976.

4. British Sailors' Society (Canada)
 1014 Howe St. Lot 3 & N of 4/82/541 \$2,917.80
 Club for Canadian, British and Foreign Seamen

Registered in Society's name January 29, 1974.

Occupied from February 1, 1974.

Grant to cover period from February 1, 1974 to December 31, 1974. Property made exempt by Assessment Authority in 1975.

Clause #2 continued:

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to \$91,886.01 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

3. Park Board Budget Reallocation

The Superintendent of Parks and Recreation reports as follows:

"Budget estimates are prepared annually in the last three months of each year and submitted to the City's Finance Department by January 15 for inclusion in the City's budget for that year. It is understood that in an operation the size and diversity of the Park Board that variances will occur in budget appropriations as a result of emergencies, re-evaluation of projects, staff reclassifications, etc. In recognition of the possible delays that could result in obtaining City Council's approval for each occasion the Park Board has been granted the authority by Council to reallocate up to \$5,000 per program in the Revenue budget and up to \$25,000 per project in the Capital budget. Upon approval of such transfers from the Park Board the alterations to the budget are forwarded to the City's Finance Department. When it is necessary to transfer over the above amounts approval of Council is required. The subject of this report is to request Council's approval for transfer of funds within the total approved budget that are in excess of the limits of the Park Board. I respectfully request City Council's approval of the following reallocation within Park Board's 1976 Estimates.

1976 PARK BOARD REVENUE BUDGET

Basic Budget:

Funds Required for Staff Reclassifications

Additional funds are not provided to the Board's budget each year for reclassifications. The necessary funds must be made available from approved positions that have been vacant, thereby generating surplus funds. Two such reclassifications have taken place, i.e.

- | | |
|---|------------|
| (a) Reclassification of supervisory personnel
(City Manager's Report, December 30, 1975)
which requires retroactive pay | \$9,240.00 |
| (b) Apprenticeship pay rates (City Council
Minutes, January 27, 1976) | \$6,568.00 |

A review of approved salaried positions has revealed that a number of positions in the Recreation Division remained vacant and sufficient funds are available.

N.N.R. - Unallocated:

The Park Board annually includes an appropriation within the total of approved N.N.R.'s in order to undertake projects that result during the course of the year. Such projects are generally of an unexpected or emergency nature. The following projects have been funded from unallocated N.N.R. Explanations are provided for projects in excess of \$5,000.

Balance Available	\$29,200.00
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Clause #3 continued:

1. Sunset Nursery Renovations \$5,500.00
 This project included provision of a refrigerated room to store bulbs and provide for the rotation of seasonal plants. The greenhouse has been without such a facility and significant loss of plant material and inefficient operation has resulted. The growing demand for seasonal displays and storage of bulbs for locations such as VanDusen Gardens have put additional pressure on the greenhouse operation this year. Also, renovation work such as providing shelves and cement pathways has been undertaken. These renovations comprising \$11,000. have been provided by \$5,500. of unallocated and re-allocation of two approved N.N.R. projects of \$3,000. and \$2,500.

2. Staff Relocation and Interview Expense \$8,500.00
 These expenses are normally of a recurring nature and relate to the recruitment, hiring and re-location of new employees from out of the local area, in the professional category. In 1976, the filling of a number of vacant positions in the Recreation Division took place as follows:

Interview Expenses	\$1,000.
Relocation expenses	
- Dir. of Recreation	2,200.
- 3 Area Managers	5,300.
	\$8,500.

3. Office Renovation and Equipment \$7,000.00
 In 1975, the Park Board office was expanded to include a new wing. The Recreation Services Division was located in the upper floor of the new wing, and it was decided at that time, to experiment with the open office concept. Several problems have resulted, such as noise levels and privacy for the Director of Recreation and the Manager of Central Recreation Services. Interior design changes at a cost of \$4,500 were necessary to solve these problems. Also, improper ventilation of the drafting section have resulted in a cost of \$400. - to provide a casement window. Additional office furnishings at a cost of \$2,100 were necessary to provide office furniture for the position of Director of Communications and also to provide a table and cupboard space for the Manager of Operational Systems which was lost during the office renovations.

4. Vancouver Aquatic Centre \$1,000.00
 Curb improvements.

5. Hastings Community Centre \$2,500.00
 Additional funds provided to N.N.R. to replace boiler.

6. Lumberman's Arch Tidal Pool \$1,500.00
 Repairs to concrete slabs.

7. Aerial Photographs \$750.00
 Additional to N.N.R. provided for update and replacement of aerial photo coverage.

Clause #3 continued:

8.	<u>Stanley Park Sports Area</u>	\$500.00
	Additional to N.N.R. provided for renewal of sewer outfall.	
9.	<u>Stanley Park Service Yard</u>	\$550.00
	Renovation of horse coral for mounted squad.	
10.	<u>Park Board Legal Bill</u>	\$500.00
	Additional to amount provided for Point Grey Road property acquisition.	
		<hr/>
		\$28,300.00
	Balance Available	\$900.00

N.N.R. - Transfer of Approved Projects:

Several projects approved within the total N.N.R.'s have been reallocated for the following reasons:

- | | | |
|----|---|------------|
| 1. | <u>Percy Norman Pool Boiler Replacement -
Sunset Nursery Boiler Replacement</u> | \$8,500.00 |
|----|---|------------|

Repairs to heating and circulation systems are of a recurring nature and each year a limited allocation is available to replace those units that are in the worst condition. In 1976, replacement of the hot water tank and circulation pipes at Percy Norman Pool was required by the boiler inspector at a cost of \$8,500. Following approval of this item in N.N.R. the 1976 Capital budget was approved with an amount of \$175,000 for major repairs at Percy Norman Pool. It was recommended that the heating problems be considered and funded by capital as consultants reviewed the entire facility. It was recommended that the Board's second priority - Sunset Nursery Boiler Replacement be undertaken at a cost of \$8,500. This unit is in excess of 40 years old and has been ordered replaced by the boiler inspector.

- | | | |
|----|---|-------------|
| 2. | <u>Capilano Stadium Floodlight Replacement -
Repairs to Ice Rinks</u> | \$10,000.00 |
|----|---|-------------|

The 1976 list of N.N.R. items did not include provision for repairs to ice rinks which annually occurs during the summer shutdown. An amount of \$10,000 was considered necessary to effect essential repairs to all ice rinks. A review of approved projects was undertaken to identify projects that would not be undertaken in 1976. The allocation of \$12,500 for floodlighting at Capilano Stadium was reduced by \$10,000 to provide funds for ice rink repairs. The balance of \$2,500 would be used for minimum repairs to floodlights as it was found that in order to properly renovate the lighting system at the Stadium an estimated \$100,000 would be necessary and would have to be considered within the priorities of future capital budgets.

Clause #3 continued:N.N.R. - Income Operations:

A miscellaneous (unallocated) amount of \$15,000 was approved in 1976 Income Operations. Expenditure of this account is generally limited to small purchases of an emergency or unexpected nature. One project has been identified which should be reported.

Langara Clubhouse Repairs \$5,400.00

The repairs to Langara Clubhouse represented hooking up to the City sewer line and reconnecting the water service to provide an acceptable standard.

Park Board Capital:Vanier Park Development

During the fall of 1975 and the spring of 1976 the Park Board was involved in L.I.P. project - Vanier Park/Kitsilano, Cycle and Pedestrian Trails. The project was designed to contribute to the creation of 3/4's of a mile of pedestrian and cycling trails, consisting of clearing, grading, drainage, landscape preparation and foreshore protection in Vanier and Kitsilano Park Areas. The project employed 10 L.I.P. workers for approximately 30 weeks. As work proceeded on this project it became evident that substantial material (gravel), supervision, planning time, and equipment costs would result because of the extensive landfill that was necessary to provide a permanent shoreline. L.I.P. projects traditionally allow only minimum amounts for these types of costs as the intent is to provide employment. The small balance of 1973 capital funds of \$500 available at the commencement of the project was expended and an additional amount of \$30,000 allocated from 1976 Park Development Funds.

New Templeton Indoor Pool

In 1974, the Park Board called for tenders on the construction of Templeton Pool and the low bid was well in excess of available capital funds. Plans and specifications were revised and a number of essential items were eliminated in order to proceed with construction as the high inflation rate at that time was rapidly increasing construction costs. Within the total budget provision an amount of \$20,000 was available for furnishings, lockers, and equipment. It was necessary to provide additional funds of \$30,000 available from minor facility development in order to open the pool.

Funds Available for Furnishings, Lockers, Equipment \$20,000.

Items Required:

Lockers	\$25,400.
First Aid Equipment	1,200.
Janitorial & Mtce. Equipment	1,600.
Office Equipment	2,500.
Instructional & pool deck Equipment	5,000.
Lobby Furnishings	1,200.
Fabrication of beaches, cupboards, etc. by Park Board staff	10,000.
Additional landscaping by Park Board staff	3,100.
	\$50,000.

Additional Funds Required \$30,000.

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Cont'd . . .

Clause #3 continued:

Kitsilano and Sunset Ice Rinks

In order to proceed with construction of the new ice rinks a number of items of equipment were deleted from the contract. Park Board staff were aware that additional capital funds would be required upon completion of the rinks for items as follows:

Sound Systems	\$20,000.
Exterior Signs, Sidewalk crossings, speaker platform	15,000.
Refreshment Counter equipment	20,000.
Score Boards	10,000.
	<hr/>
	\$65,000.

There are available capital funds in unallocated \$30,000. and Sunset Community Centre Renovations \$30,000. "

The City Manager RECOMMENDS that the foregoing request of the Superintendent of Parks and Recreation be approved.

CONSIDERATION AND RECOMMENDATION

4. Federal Employment Programs - Canada Works, 1977-78
Young Canada Works, Summer 1977

The City Engineer reports as follows:

"The Government of Canada has announced two new employment programs -

Canada Works is very similar to the current Local Initiatives except that projects must be additional to normal on-going activities and must create a minimum of five new jobs, matching the skills of those unemployed in the area. The program has two phases:

Phase I - Applications by 4 February 1977, projects can start April to August 1977 and can run to March 1978.

Phase II - Applications by 26 August 1977, projects can start October 1977 to January 1978 and can run to March, 1978.

Young Canada Works is summer employment for students, both Secondary and Post Secondary. Again, projects must be additional and they must create at least three new jobs. Applications are due by 4 February, 1977.

Cost Sharing

The Federal contributions (per man-week) are:

	<u>Canada Works</u>	<u>Young C.W.</u>
- to wages of one 'project manager', up to	\$180/m.w.	\$156/m.w.
- to wages of other workers, up to	\$138/m.w.	\$120/m.w.
- to Fringe Benefits, Material, Equipment, Etc. up to	\$ 30/m.w.	\$ 30/m.w.

Using the 1976 base union rates for 'other workers' and assuming materials etc. costs are within the Federal amount, the City's share of the costs would be about:

	<u>Canada Works</u>	<u>Young C.W.</u>
'Inside' Workers (V.M. & R.E.U.)	6%	16%
Outside Workers (C.U.P.E. 1004)	38%	44%

Cont'd . . .

Clause #4 continued:

Note: Wages above base rate, materials, equipment, etc. beyond the Federal amount, or any wage increase in 1977 would increase the City's share.

Timing and Procedure

Applications for Phase I of Canada Works and for Young Canada Works are due 4 February 1977. Departments and Boards are preparing their proposals now. If Council decides that the City will participate in either or both of these it is suggested that the Standing Committee on Finance and Administration (as in past programs) be authorized to review proposals in the week of 24-28 January, and to approve submission of applications to Canada Manpower.

Indications at the time of writing are that several departments will be advancing proposals for these two programs. A preliminary tabulation will be available when Council deals with this report.

Applications for Phase II of Canada Works are not due until August and a timetable for proposals, Committee and Council will be advanced later.

Director of Finance's Comments

The Director of Finance suggests that Council consider the following points when deciding whether the City will participate in either or both of:

- Phase I of Canada Works
- Young Canada Works

1. The City's share of the projects will be charged against the 1977 Revenue Budget. The 1977 budget picture is unknown at this time and approval of expenditures in advance will limit Council's flexibility in establishing priorities when it considers the budget as a whole.
2. The City is presently committed to an L.I.P. program currently underway that extends in some cases to July with the City funds, on projects approved to date, provided as follows:

1976 Revenue Budget	\$ 32,000
1977 Revenue Budget	<u>218,780</u>
Total	<u>\$250,780</u>

3. The City participated in the Provincial student employment program PSEMP '76 last summer, with the City's share of the cost \$40,363.
4. The City is faced with limited Capital Funds due to defeat of the majority of the Five Year Plan and Council will be faced with hard decisions on priorities for the 1977 Supplementary Capital Program.
5. Work under these programs would be, by definition, additional to the City's normal activities.
6. A summary of the City's expenditure from the Revenue Budget on various employment projects for 1975 and 1976 and committed to date for 1977 is as follows:

	<u>1975</u>	<u>1976</u>	<u>1977</u>
1974/1975 LIP	\$165,030	-	-
1975/1976 LIP	21,217	\$193,125	-
1976/1977 LIP	-	32,000	\$218,071
1975 SWIM Project	54,091	-	-
1976 Student Summer Program	-	40,363	-
	<u>\$240,338</u>	<u>\$265,488</u>	<u>\$218,071</u>

It is noted that if City Council participates in employment programs at the same level in 1977 as in 1976 then approximately \$50,000 could be provided for the 1977 portion of:

- Phase I Canada Works
- Young Canada Works
- Phase II Canada Works

Clause #4 continued:

7. If Council authorizes the Finance and Administration Committee to submit projects in either or both of these programs then a dollar limit of the City's share should be established at this time by Council.

Consideration

- A. Council is asked to CONSIDER whether the City will participate in either or both of:

- (i) Phase I of Canada Works
- (ii) Young Canada Works

(Participation in Phase II of Canada Works will be considered later in the year.)

- B. If the City will participate:

(i) The City Engineer RECOMMENDS that the Standing Committee of Council on Finance and Administration be authorized to review proposals from Departments and Boards and to approve the submission of applications to Canada Manpower.

(ii) The Director of Finance RECOMMENDS that Council, at this time, establish the dollar limit for the City's share of the cost."

The City Manager submits the matter of the City's participation in either or both of these programs for the CONSIDERATION of Council, drawing attention to the Director of Finance's comments.

If Council decides that the City will participate, the City Manager RECOMMENDS that the recommendations of the City Engineer and Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) ~~82-83~~

PROPERTY MATTERS

INFORMATION

1. Preservation of Artifacts

The Supervisor of Properties reports as follows:

"Under Council Resolution of February 18, 1975, it was resolved:

'That the Director of Museums be notified immediately of every demolition permit application involving a building constructed prior to 1925, so that he may have the prior opportunity of acquiring and preserving any artifacts found worthy of same.'

On May 23, 1975, the Supervisor of Properties reported to Council of the possible complications expected if demolitions were delayed pending preservation procedures in removing any artifacts. Extensive vandalism often occurs during vacancy of the buildings and fire damage could occur more readily. In addition, the demolition cost to the City could be higher if artifacts salvaged by the Museums reduced the net return to the contractor.

Under Council Resolution of May 23, 1975 it was resolved:

'That the City absorb the additional costs of demolition caused by the removal of artifacts for a six-month trial period. At the end of that period, the Supervisor of Properties to report back on the extent of the program and the costs involved.'

The six-month trial period was inadequate for sufficient statistics as City demolitions had decreased. However, there is now a more complete picture on the costs involved in the co-ordination of artifact preservation with the Director of Museums.

In the period between May 1975 and December 1976, demolition contracts for City-owned buildings have included 12 Apartment and Lodging Houses, 15 Commercial buildings and 21 Dwellings. The Director of Museums was contacted prior to each demolition and seven buildings were worthy of artifact salvage such as doors, stained glass windows, exterior posts and brackets, with an approximate salvage value of \$500.00. In view of the low value of items removed from the buildings prior to obtaining demolition bids, it appears the City is absorbing a minor amount of extra costs where the artifact salvage may affect the demolition bid.

The Museum staff have co-operated fully in the timing of removing the artifacts prior to demolition to assist in preventing further damage by vandalism.

It is therefore recommended that the Supervisor of Properties continue the procedure of assisting the Director of Museums and his staff and that any artifacts salvaged by the Museums be retained for historical purposes."

The City Manager submits the foregoing report of the Supervisor of Properties for INFORMATION.

January 18, 1977

TO: Vancouver City Council

SUBJECT: Stanley Park - Lions Gate Bridge Roadway

CLASSIFICATION: RECOMMENDATION

The Superintendent of Parks and Recreation and the City Engineer report as follows:

"INTRODUCTION

The Lions Gate Bridge roadway is part of the Stanley Park roadway system. The following is an excerpt from the 1966 agreement with the Provincial Minister of Highways:

...'The Crown shall have no ownership in or title to the roadway and causeway mentioned in paragraph 3 hereof, and that same shall continue to be available for general park traffic purposes and shall be maintained as part of the Park roadway system, but the City with the consent, approval and concurrence of the Park Board hereby agrees that the said roadway and causeway shall continue to be available at all times to and for all kind of vehicular traffic desiring to use the said Bridge, and that the said roadway and causeway shall not be discontinued or otherwise closed to such traffic without the Crown's written consent.'...

The Provincial Government Ministry of Highways are currently planning the rebuilding of the Lions Gate Bridge deck. As part of this reconstruction, they plan to rebuild the Lions Gate Bridge Roadway pavement which is in need of reconstruction. The Ministry of Highways and their consultants, CBA Engineering Ltd., have examined many options for the Bridge Roadway rebuilding and have discussed these with the City Engineering Department and Park Board staff. Some of these options offered the City and the Park Board advantages which were in conformity with our policies and which could aid in achieving these, with expenditures being borne by the Ministry of Highways. We have examined all possibilities and are recommending that Council and the Park Board approve the following proposals.

The existing Roadway pavement is not only inadequate in terms of engineering design for the purpose it serves, but has several features which could be improved in relation to the functioning of the park. In addition, there is an excellent opportunity to achieve a significant conversion of automobile riders from car to transit at very little cost to the City. This would be compatible with our plan for downtown transportation and would further our aim to reduce motor vehicle usage and increase transit usage.

TRANSPORTATION BENEFITS

The City has for some time reserved 12-foot strips along the properties north of Georgia Street from Cardero westward. Agreements exist with property owners to the north of Georgia wherein an additional lane can be added. This additional lane could be used as an exclusive transit lane. If this lane could be extended to Lions Gate Bridge for the exclusive use of transit, very considerable time savings could be realized by transit riders, since there are no intersections on the Roadway and high average speeds could be achieved by transit. Although nothing could be improved on the Bridge itself, as no additional lane could be added there, on the north shore exclusive transit provisions also exist. All of these put together would provide an excellent opportunity for a transit route to the North Shore which could out-compete the automobile substantially in terms of time. Nowhere else in Vancouver City is there such an opportunity since all our other streets have intersections every block and significant improvements in transit time cannot be achieved.

The recommended proposal provides a fourth lane which could be used in this fashion. The operating characteristics of this arrangement could be, depending upon actual traffic conditions at the time:

- (a) A.M. peak hours
 - 3 lanes southbound - 2 car 1 transit
 - 1 lane northbound - cars and transit
- (b) P.M. peak hours
 - 3 lanes northbound - 2 car 1 transit
 - 1 lane southbound - cars and transit

Further consideration of the operation of the fourth lane during the remainder of the day is required.

The consultants for the Ministry of Highways are recommending pavement widening to four lanes with aesthetically designed shoulders to accommodate distressed vehicles. The plan is to build stone retaining walls so as to minimize the interference with existing grass banks and reduce the number of trees that will have to be removed. The existing sidewalks will be taken up and replaced with a continuous separated lighted 12-foot pedestrian-cycle path on the east side of the roadway that will be a minimum of 50 feet from the bridge Roadway pavement and will wind through trees. The existing sidewalks are dangerous and unpleasant and the proposed arrangement will be far superior.

The recommended proposal will not increase automobile lanes in any way, but since buses would be separated from the cars, both the transit and the automobiles would move more efficiently and there would be fewer delays, thereby relieving congestion through the Causeway and along Georgia Street. A decline in automobile usage could be expected, since under this arrangement transit would be much more attractive than the automobile because the bus lane would extend from Burrard Street right to the south end of the bridge. It is also recognized that a better service will be provided in the off-peak direction due to the additional lane.

A further attractive feature of the proposal is that the existing left turning of trolley buses to the Chilco Loop across Georgia Street could be eliminated by having buses underpass the Causeway north of the entrance to Stanley Park. If the trolley buses are re-routed at the park entrance, this will result in better public access to the park and the existing Chilco Loop, comprising 0.65 acres, would be eliminated and used for other recreational purposes. At the same time, delays in the bus-turning manoeuvre would be eliminated, thereby improving transit service as well as conflicts with motor vehicles at this very busy location. Better bus service would be available to park-destined people under this arrangement.

From the transportation point of view, this proposal offers many advantages and is completely in keeping with the objectives of the City. It can be achieved at very little cost to the City.

EFFECTS ON THE PARK

Unquestionably, the Bridge Roadway is an impediment to unrestricted movement within Stanley Park. The proposed rebuilding of the Roadway will create an opportunity to improve public use of the park by upgrading the facilities for the benefit of pedestrians and cyclists. The provision of a smoother and more comfortable ride due to the new surface treatment of the pavement will provide for less vibration, noise and dust. In addition to these benefits, it is anticipated that congestion on the Causeway and the Roadway will decrease.

The Roadway divides the park in two and Park Board staff are requesting the provision of two additional land bridges to integrate the two halves of the park. With the provision of the land bridges, greater and safer use can be made of the park trails by pedestrians and cyclists by providing continuity of the trails over the Roadway. These land bridges were not originally included in the Ministry of Highways' plans, but the Ministry has agreed to their provision.

At the present time, illumination along the Roadway is not good enough, consequently the Park Board staff are requesting provision be made to improve the illumination, not only along the Roadway, but also along the new pedestrian-cyclist path to be provided.

The existing drainage system provides for run-off from the forest as well as the Roadway pavement into Lost Lagoon and/or Beaver Lake. This system is presently inadequate. It is most important that a pavement drainage system be developed which would result in no ice forming and will reduce the splashing of vehicles. It has been suggested by the Park Board staff that a new drainage system be developed to accommodate the Roadway, Causeway and forest run-off. The improvements to the lighting and drainage will be provided at the time of construction.

The existing sidewalks, ditches and banks will have to be disrupted to permit the reconstruction of the existing Roadway and drainage. The additional transit lane should be constructed at the same time since it will add little to the disruption. On balance, the total advantages of improved transit, improved drainage, improved safety, new bikeway and walkway, new lighting and the land bridges far outweigh the minor additional landscape disruption.

ENVIRONMENTAL AND OTHER ADVANTAGES

To provide a safer and more pleasant facility for pedestrians, a continuous separated, lighted 12-foot pedestrian-cycle path located a minimum of 50' from the bridge Roadway pavement will be constructed. With the provision of land bridges, a greater and safer use will be made of the park trails by pedestrians and cyclists. The new drainage system to be developed will eliminate oil pollution from the Roadway entering into Lost Lagoon and Beaver Lake. Reduction in congestion and delays through the Roadway should result in less noise and air pollution. The overall impact of the proposal will be an improvement in environmental conditions.

COMMENTS

Comments of the Director of Planning, B.C. Transit Authority and the West Vancouver Municipal Transportation are attached.

RECOMMENDATION

The Superintendent of Parks and the City Engineer consider that the four-lane proposal through Stanley Park is a good opportunity to achieve several objectives of City Council and of the Park Board at very little cost to the City. Furthermore, this opportunity will exist only coincidentally with the rebuilding of the Roadway pavement and will be lost after that. We, therefore, RECOMMEND that City Council and the Park Board approve the proposal to rebuild the Lions Gate Bridge Roadway pavement, with the improvements noted, and that the City Engineer and the Superintendent of Parks be asked to meet with the Ministry of Highways to discuss implementation."

The City Manager RECOMMENDS that the foregoing recommendation of the Superintendent of Parks and the City Engineer be approved.

REPORT REFERENCE: City Engineer
Superintendent of Parks
Mr. Readshaw, Department of Highways.

FOR COUNCIL ACTION SEE PAGE(S) 77-78

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MANAGER'S REPORT

January 19, 1977

TO: Vancouver City Council

SUBJECT: Senior Citizens' Housing Project and Provincial Government

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services submits the following report:

"On August 24, 1976 Council approved the sale of Lot 2, Block 1165, District Lot 526, Plan 16033, to the Provincial Government for \$500,000.00, on condition that the Province develop the site for senior citizens' housing, and the City reserved an Option to repurchase the property if construction had not commenced as of February 24, 1978. The senior citizens' housing is now to go forward in a manner other than as originally contemplated. The Provincial Government has granted a 60-year ground lease to the Southvan Foundation. Under the lease the Southvan Foundation has agreed to commence construction of the senior citizens' development as of February 24, 1978, and has further agreed that the site is to be used only for the purpose of providing low-rental accommodation for elderly citizens of low income within the meaning of the Elderly Citizens' Housing Aid Act. The City-held Option to repurchase these lands is not in keeping with this new arrangement.

It is proposed that the City release its present Option and instead take a fresh Option subject to the 60-year ground lease. The new Option will be exercisable if construction of the senior citizens' project has not commenced as of February 24, 1978. If construction does not commence as of that date and the City elects to exercise the Option, the City then becomes the landlord and is entitled to put an end to the lease by reason of Southvan failing to commence construction as agreed under the lease. Of course, as with the original scheme, the City must allow the construction mortgage ahead of its Option.

It is recommended that the City release its present Option and secure an Option subject to the lease and construction mortgage as proposed herein, such arrangement to be to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 83

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

January 12, 1977

An information meeting of the Standing Committee of Council on Transportation was held on Wednesday, January 12, 1977, at 3:00 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman

ABSENT: Alderman D. Bellamy)
Alderman M. Ford) Civic Business
Alderman M. Harcourt)
Alderman H. Rankin

ALSO
PRESENT: Alderman W. Gibson

CLERK: J. Thomas

INFORMATION:

1. Aerobus Transportation System

At the invitation of the Chairman, an oral report and film depicting the Gerhardt Muller Aerobus Transportation System was presented for the Committee's information by Mr. F. Bernard, the Company's North American representative.

Design and operation features of the system were discussed and Mr. Bernard responded to questions from the Chairman and City officials present including the City Managers, City Engineer, and Engineering and Planning staff. It was stated the Aerobus system was based on technology developed by Dr. Muller for ski lift cable car systems and featured electrically powered cable cars running over-head from cables suspended from pylons. The system was noiseless and pollution-free and capable of low-cost installation above existing streets, bridges, and waterways. A two and one-half mile route operated in Mannheim, West Germany, for a limited period, in connection with an international exhibition, carried 15,000 passengers an hour at speeds of up to 42 miles per hour.

During discussion it was suggested the Aerobus may be particularly suited for operation on the following Lower Mainland routes:

- North Shore to Downtown Vancouver;
- Downtown to the P.N.E. via Hastings Street;
- Downtown to New Westminster;
- Downtown to the Airport.

It was estimated an Aerobus operating from the North Shore to Downtown and out to the Airport could be installed for approximately \$50 million, with operating costs assessed at \$1.25 per mile for labour, depreciation, and power.

Mr. Bernard advised eight cities in the United States had studied the system and two, New Orleans, Louisiana, and Duluth, Minnesota, had applied for the necessary federal funding.

Representatives of B.C. Hydro Transportation Division, Mr. Harry Lyon, Manager, Research and Planning, and Mr. Vic Sharman, Manager, Planning and Scheduling, advised B.C. Hydro was evaluating the Aerobus and agreed to exchange technical information with City officials. It was also suggested that the G.V.R.D. should be involved in any future joint discussions.

The City Engineer was requested by the Chairman to present a report evaluating the Aerobus transit system for the information of Council.

The meeting adjourned at approximately 4:10 p.m.

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JANUARY 13, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 13, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

ALSO PRESENT: City Manager F. Bowers
 Alderman Brown

COMMITTEE CLERK: H. Dickson

INFORMATION & RECOMMENDATION

1. Outstanding Matters for Community Services Committee

The Committee had before it for consideration lists of items outstanding to the Community Services and Housing Committees (copy circulated) which were submitted to familiarize Committee members with matters which will be reported to the Committee.

It was agreed the Committee would begin a review of these items this date and continue consideration of these lists at future meetings.

The following items were considered this date:

- a) 15 May 75 - Controlling the sale of bay rum, vanilla extract, etc.

It was noted this matter is a standing instruction that excessive sales of such substances be reported to the Committee.

The Director of Environmental Health advised the Committee that a ban on substances with alcohol content would be virtually impossible as the sale of perfumes, shaving lotions, etc. would have to be prohibited.

- b) 15 May 75 - Committee requests Attorney-General for ban on minors in cabarets.

The Committee noted the Provincial Consumer Minister, in a letter dated December 13, 1976, advised the new Liquor Act provides for a ban on minors in cabarets. There was a suggestion that letters in response to Committee requests should be placed on the Committee's agenda.

- c) 29 May 75 - Social Planning to Compile Inventory of Youth Programs

It was noted Social Planning compiled an inventory in October 1975, but it was not brought forward to the Committee pending the outcome of discussions with the Human Resources Department. One member of the Committee suggested this project should be revived to provide an overview of youth programs, their financing and effectiveness.

Clause No. 1 Continued

- d) 16 Dec 75 - Committee requested meeting with Attorney-General to discuss the condition and operation of the juvenile detention home.

The Chairman pointed out this matter was on today's agenda (Item No. 3) and explained that the Committee, last year, was adamant that it should meet only with the Attorney-General.

The Chairman requested a decision as to whether the Committee would be willing to accept the invitation of the Deputy Attorney-General to meet the Committee on this matter.

It was agreed that the Community Services Committee meet with the Deputy Attorney-General to discuss the juvenile detention home.

- e) 18 Mar 76 - Human Resources Minister asked to pay 50% of Immigrant Services Centre costs in 1976-77 and 100% of those costs in 1977-78.

A representative of the Social Planning Department indicated correspondence is continuing between his department and the Human Resources Minister on this matter.

- f) 15 Jun 76 - Medical Health Officer to report on feasibility of an occupational health program for alcoholic City employees.

Discussion on this matter expanded to include the high cost incurred by the Police Department in handling alcohol related matters and the long-outstanding proposal of the Drug and Alcohol Commission to construct a detoxification centre at the China Creek Park site.

It was

RECOMMENDED

THAT the City write the Drug and Alcohol Commission to determine the status of the proposed detoxification centre at China Creek Park.

- g) 24 Jun 76 - Social Planning to report on agencies which have received grants for three years.

A representative of the Social Planning Department indicated there will be two reports - one on 1977 Community Services grants and one on the City's three-year old grant guidelines - which should come forward to the Committee within a month.

- h) 24 Jun 76 - Liquor outlets in the Downtown area.

The Committee, on December 9, 1976, was in receipt of a map showing the location and seating capacity of licensed premises in the Downtown area.

It was agreed that this map be presented to the Committee at its next meeting for the information of the new Committee members.

It was agreed that the Committee would continue its consideration of outstanding items at its next meeting.

Clause No. 1 Continued

Following consideration of the foregoing, a member of the Committee raised the matter of the continuing operation of income tax buying companies in the City.

During discussion, it was suggested these companies are operating contrary to the intent of a City by-law which was passed last year to regulate their business operations.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee on the current operations of income tax buying companies and what approaches the City might take to ensure these businesses adhere to the intent of the tax buyers regulation by-law;

FURTHER THAT the Committee serve notice it will accept complaints from the public regarding the current practices of income tax buying companies.

RECOMMENDATION2. General Discussion regarding Victory Hotel, 391 Powell Street

At the request of the Chairman, the Director of Environmental Health, the Supervisor of Properties, and a representative of the Planning Department appeared before the Committee for a general discussion on the feasibility of the City acquiring the 55-room Victory Hotel at 391 Powell Street. Also appearing before the Committee on this matter was Mrs. May Gutteridge of the St. James Social Service which leases the building from the owner and operates a rooming house.

The Chairman advised the Committee that this building, erected in 1910, requires extensive repairs and is at a point where it can no longer be operated economically by St. James Social Service. The Chairman further advised that the Supervisor of Properties feels the building is worth \$250,000.00 and the owner has now offered it for sale for \$250,000.00.

The Director of Environmental Health advised the Committee that he would recommend the building be retained for sleeping rooms with a kitchenette on each of the two residential floors. He advised the Committee of a number of minor repairs that should be carried out and indicated the heat and hot water are adequate.

A representative of the Planning Department advised that approximately \$55,000.00 could be available from R.R.A.P. funds, if the City acquires the building, based on \$1000.00 per bed. Additional financial assistance could be provided through the Canada Works Program to cover the cost of labour for renovations to the building. Up to \$180,000.00 could be provided by the Canada Works Program.

The Supervisor of Properties indicated the cost to acquire the building is not unreasonable, but pointed out there could be problems acquiring funding for renovations and added that the building would not provide an economic return.

Clause No. 2 Continued

Mrs. Gutteridge reminded the Committee the City purchased the building at 333 Powell Street from the same party which owns the Victory Hotel and that building was renovated using public funds, and she proposed the City engage in a similar program for the Victory Hotel.

In conclusion, the Committee noted it will require a report on the source of funds to purchase the building, the source of funds for renovations (including labour), and a recommendation on the future use of the ground floor.

Following discussion, it was

RECOMMENDED

THAT the City Manager prepare a report for the Community Services Committee on the feasibility of the City acquiring the Victory Hotel, such report to include a source of funds for the purchase, source of funds for renovations, and potential uses for the ground floor.

3. Downtown Eastside Residents' Association - Proposed Amendment to Zoning and Development By-law

The Committee had before it for consideration a letter dated December 30, 1976 from the Vice President of the Downtown Eastside Residents' Association (copy circulated) in which an amendment to the Zoning and Development By-law to prevent demolitions of housing was proposed.

Mr. Bruce Eriksen of the Downtown Eastside Residents' Association appeared before the Committee on this matter and advised there are buildings throughout the City which are vacant, are being allowed to deteriorate, and may eventually be demolished. He estimated there are 1500 residential rooms which are empty and that it would cost approximately \$57 million to replace this amount of accommodation.

Mr. Eriksen urged that the City adopt a much higher fine of not more than \$10,000.00 nor less than \$5000.00 for infractions of the proposed demolition by-law as a strong deterrent to building owners who add to the City's housing crisis by demolishing residential buildings.

During discussion, the Committee agreed loss of residential accommodation is a serious matter, but concern was also expressed that building owners also have the right to determine what they wish to do with their property. The view was also expressed by two members of the Committee that some buildings are empty because of "bureaucratic red tape".

It was agreed the Committee would require advice from the City Solicitor before recommending an amendment to the Zoning and Development By-law. It was also noted during discussion that the Director of Social Planning has already been asked by Council to report in March of this year on housing losses as a result of enforcement of the City Fire By-law and that the Planning Department is also preparing a comprehensive report on residential accommodation.

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee on the effectiveness of the existing Zoning and Development By-law in preventing demolition of housing accommodation and the effects of an amendment to this by-law as proposed by Mr. Bruce Eriksen in his letter dated December 30, 1976.

4. False Creek Day Care

Vancouver City Council, at its meeting on January 11, 1977, when considering the attached Manager's Report (Building) dated January 7, 1977, referred the matter to the next meeting of the Community Services Committee.

Distributed to the Committee during the meeting were copies of a report dated January 13, 1977 (copy circulated) in which the Director of Social Planning reported on the background of the need and accommodation for day care in the False Creek area. The report contained a number of conclusions, including the fact that only one 20 space day care centre is required in False Creek.

Appearing before the Committee on this matter were the Director of Social Planning, the Director of Environmental Health and representatives of the False Creek Development Group, the False Creek Day Care Society, the Little People's Society, the Multi-Cultural Society, the Netherlands Day Care Society, and the Day Care Information Centre.

There was considerable discussion on this matter during which it was revealed that proposed new premises in the Netherlands False Creek project for the day care centre currently operating in Hodson Manor is inadequate in that the facility is located on the second floor of the Netherlands project, has no direct access to the play area, has no kitchen facilities or wet play space, and that to rectify these problems would be financially unworkable.

A new site for day care at 6th and Laurel will not be available for approximately nine months; consequently, the Little People's Day Care (currently housed in Hodson Manor) which had been scheduled to move to the Netherlands project, would have to remain in Hodson Manor at least until October 1977.

Representatives of the Multi-Cultural Society, which has a lease on Hodson Manor from the City and has sub-leased space for the day care operation, expressed concern that retention of the day care in Hodson Manor would delay implementation of their program which, a representative indicated, involves some sixty organizations and a large number of children.

However, it was concluded by the Committee that the day care operation would have to continue in Hodson Manor until space at the Daon Development at 6th and Laurel is available.

Clause No. 4 Continued

Following further discussion, it was

RECOMMENDED

- A. THAT the City enter into a lease with Daon Development for day care premises at 6th and Laurel for three years at \$5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional \$5000.00 with the source of funds being the 1977 Revenue Budget; and that this lease be reviewed upon expiry of the three year period.
- B. THAT the Director of Legal Services and the Supervisor of Properties be instructed to draw up the necessary lease agreement.
- C. THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.
- D. THAT the Development Consultant report back to Council on the day care playground capital cost.
- E. THAT the Director of Legal Services and the Supervisor of Properties negotiate an extension of nine months on the lease of space in Hodson Manor for the Little People's Day Care.
- F. THAT the Director of Social Planning investigate the need for play school and after-school care programs for False Creek residents and report through the City Manager to the Community Services Committee.

The meeting adjourned at approximately 3:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 84-85

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 13, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, January 13, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ALSO PRESENT: Alderman Ford

COMMITTEE CLERK: G. Barden

CONSIDERATION1. Vancouver Jaycees Sea Festival - Grant Request

The Committee considered a Manager's report dated December 8, 1976 (copy circulated) wherein the Director of Social Planning reported as follows:

"In 1974 Council, which had in the previous year voted \$20,000.00 for the Sea Festival event, suspended funding. It appeared that due to poor organization and lack of public support the Sea Festival was sunk. But in 1975 the Jaycees took it on as a project. Their approach was to localize it in the West End around English Bay, and to involve more of the community in the events and entertainments. The result was a successful effort in 1975 and an even more successful Sea Festival in 1976. Civic funding in 1975 amounted to \$6,000.00 and in 1976 \$8,500.00."

Mr. E. Fladell of the Social Planning Department stated that the Sea Festival program has now been redeveloped to the point where it has become a key Vancouver event which helps spark our summer economy and generates widespread public interest and participation. Under the guidance of the Jaycees and Mr. Greenwood, the Festival warrants increased City support but not to the extent of \$25,000.00 as requested. Because of the opportunities it creates for private sector participants to publicize company names, products and services, the Sea Festival also warrants increased private and business community support which should be aggressively sought and established. Whereas, in 1975, private contributions were \$5,795.00 and in 1976 they were \$10,390.00, the Sea Festival has only budgeted \$4,000.00 from the private sector in 1977. In 1976 the Sea Festival received one large donation from the private sector but this cannot be expected each year.

Following discussion two motions were put which both resulted in tie votes and are therefore submitted to City Council for consideration:

- A. THAT a basic grant of \$8,500.00 be approved for the Vancouver Jaycees Sea Festival in 1977 and the City match private sector financial contributions in excess of the \$10,390.00 raised in 1976, to a maximum of \$3,000 and further, Mr. E. Fladell of the Social Planning Department monitor the program and offer all possible assistance.

(Mayor Volrich and Alderman Brown opposed.)

Cont'd . . .

Clause #1 continued:

- B. THAT a basic grant of \$10,000.00 be approved for the Vancouver Jaycees Sea Festival in 1977 and Mr. E. Fladell of the Social Planning Department monitor the program and offer all possible assistance.

(Alderman Gibson and Alderman Puil opposed.)

At this point Alderman Marzari, Alderman Gerard and Alderman Ford joined the meeting.

RECOMMENDATION

2. Vancouver Public Library Board - Re Proposed West Point Grey Library

The Committee considered a brief dated January, 1977 (copy circulated) distributed at the meeting by the West Point Grey Community Association and the Vancouver Public Library Board requesting funds for a branch library to be established in West Point Grey at 10th Avenue and Sasamat Street on the understanding that:

1. The Vancouver Library Board will apply to the Community Recreational Facilities Fund for the one-third capital grant as soon as the Fund is re-activated; and
2. The terms of any lease required for the space under consideration are acceptable to all of the parties who are involved in the eventual development of the branch library.

The Association distributed copies of a letter dated January 4, 1977 from the Provincial Government stating that the equipping of an area for a branch library in space secured under conditions of a long-term lease (20 years minimum) would be eligible for funding consideration.

Mrs. D. Gillis, President of the West Point Grey Community Association, stated they now have an opportunity to establish a branch library in a prime location in West Point Grey, at the intersection of 10th Avenue and Sasamat Street. The Library Board has been in touch with the developer who plans to erect a building on this site and he is interested in the branch library being situated in the building, however, he will only wait until the end of January, 1977 for a decision.

Mr. D. Bell-Irving, Chairman of the Vancouver Library Board, stated they feel the major reason a branch library had not been established two or three years ago was lack of an appropriate location.

The Committee favoured a branch library being established in West Point Grey but felt more time is needed before making a commitment as review of the 1977 budget would not take place until April.

Following further discussion it was

RECOMMENDED

- A. THAT consideration of the proposed branch library in West Point Grey be deferred pending the Mayor contacting the contractor to see if he will wait until April for a decision.

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 on Finance and Administration
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Clause #2 continued:

- B. THAT in the event that the contractor will not wait, the matter be brought back to the Finance Committee for further consideration.

3. Fire Fighting Services From the Water - Vancouver Harbour

The Committee considered a report from the Technical Committee to Study Fire Fighting Services From the Water - Vancouver Harbour, dated November 26, 1976. On November 18, 1975 City Council passed the following motion:

"THAT City Council serve two year's notice of discontinuance of the use of the Vancouver Fire Boat to the National Harbours Board and relevant municipalities, and the Director of Finance and City Engineer be instructed to report back on source of funds and timing required to upgrade the mains, hydrants and pumper trucks."

Subsequently a Technical Committee of the City and National Harbours Board officials was formed to study the matter and make recommendations. The Technical Committee summarized their conclusions by saying they believe that the Fire Boat must be maintained and that if possible it should be improved by the addition of a fast smaller attack boat. The capital expenditure required to upgrade landside service far exceeds the operating costs of the Fire Boat and is not technically feasible.

The Technical Committee also felt that the area of responsibility probably cannot be satisfactorily resolved, and the existing cost sharing arrangements are not equitable to the City of Vancouver. The Technical Committee submitted the following possible solutions to the cost sharing problem:

- " A. The City could offer its firefighting services on a contract basis to each of the other affected municipalities. If the City did this and the other municipalities turned down the offer, then the City would presumably eliminate its moral responsibility. Such a contract might provide for a municipality to have the option of paying a standby charge plus an operating charge for actual hours of firefighting, or allow it to pay the City's actual cost of firefighting, a figure that would change each year. If the other municipalities refuse to enter into a contract with the City, then the City should absolutely refuse to fight fires in the other municipalities. If the foregoing is unacceptable to City Council and the City continues to respond then it would probably be unable to recover any cost sharing from the other municipalities, short of court action as mentioned above.
- B. At the present time, the National Harbours Board is paying grants in lieu of taxes to the municipalities in which National Harbours Board property exists. The Board would appear to have the option of reducing its grants to any municipality that is not providing adequate service, in this case, fire protection service. If this was done, the Board could presumably pass on the amount of the grant reductions to the City of Vancouver in light of the City providing that fire protection from the water, with respect to the other municipalities.
- C. The National Harbours Board could give the City of Vancouver a grant towards its fire protection costs related to the fire boat, because the City is protecting ships in the harbour and National Harbours Board property in other municipalities. How the National Harbours Board would recover this grant would be a matter for its decision.

Clause #3 continued:

- D. With respect to ships, the best alternative would appear to be levying a surcharge on the regular harbour dues, to be remitted to the City, as the ship's share of the City's cost of providing fire protection. The other possibility considered was the surcharge on dockage fees, but it would be extremely difficult to collect such a surcharge for ships moored at private docks.
- E. The Province of B.C. is currently considering changes in real property tax legislation. One of the items being considered is the possibility of differential mill rates. Whether the Province intends to allow such a power in the hands of the municipalities or whether such a power could be applied geographically as compared to use of property, remains to be seen. However, if a broad differential taxation policy is created through legislative change, then presumably the City would levy a differential mill rate on the waterfront property in order to provide additional support to the City's fire boat costs. The differential would probably mean very little additional taxation burden on the waterfront property as the amount would presumably be some proportion of the \$600,000 operating costs per year, spread over a great deal of high value property.
- F. There is the possibility that perhaps the Greater Vancouver Regional District should assume the expense of firefighting from the water in the harbour as it affects the municipalities of Vancouver, Burnaby, North Vancouver District, North Vancouver City, Port Moody, and Ioco. The costs could be distributed on a service area or assessment (of waterfront property) basis.
- G. The possibility of voluntary waterfront industry participation in operating and capital costs for the City's firefighting service from the water was discussed, but because of lack of agreement within the Committee, this option is not included in this report.
- H. Consideration should be given to imposing a special levy on pleasure craft, fishing craft, and other commercial craft, e.g. barges and tugs, however, it should be recognized that this involves administrative and legal difficulties. "

Mr. Ornstein, Legal Counsel for the National Harbours Board, stated that the Technical Committee report is being studied by the Harbours Board and they hope to come up with something positive. He noted that there are administrative changes coming up and they would like more time to review the matter.

The Mayor stated that he had met with the National Harbours Board and agreed administrative changes will take place at the Federal level and therefore further discussions should be held in a few months. In the meantime Mr. Spoke of the National Harbours Board has invited the Mayor to discuss the matter again in approximately one month following completion of their inhouse study of the Technical Committee report.

The Finance Committee discussed the matter and concluded that

- The Fire Boat must remain in service;
- The major responsibility for the fire fighting service in the Vancouver harbour lies with the National Harbours Board and they should share costs accordingly;
- The adjacent municipalities should also share costs.

Following further discussion it was

Clause #3 continued:

RECOMMENDED

- A. THAT the City reaffirm its position that it considers fire protection in the Vancouver harbour to be the National Harbours Board's responsibility.
- B. THAT the Mayor write to all Federal representatives for B.C. informing them of the City's position in this matter with copies of the Technical Committee's report and other appropriate material.
- C. THAT the Mayor be requested to continue his deliberations with the National Harbours Board and seek a meeting with the Minister of Transport.
- D. THAT the City offer its fire fighting services on a contract basis to each of the other affected municipalities through an appropriate official to be designated by the Mayor (See Recommendation A of the Technical Committee above).

INFORMATION

- 4. Finance Committee List of Outstanding Matters as of January, 1977

The list of outstanding matters was received by the Finance Committee for information.

RECOMMENDATION

- 5. Vancouver New Music Society - 1977 Grant Request

The Committee considered a Manager's report dated January 7, 1977 (copy circulated) wherein the Director of Social Planning reported that the Vancouver New Music Society has requested early approval of a 1977 cultural grant to the Society in the amount of \$1,356.85 because of a cash emergency situation.

The Committee was of the opinion that the amount approved in advance should not exceed the amount approved for 1976 and, following discussion it was

RECOMMENDED

THAT a grant of \$1,000 be approved for the Vancouver New Music Society at this time subject to the total amount of the grant requested being reviewed with the 1977 cultural grants.

- 6. Dental Fees Charged by the Dental Division of the Health Department

The Committee considered a Manager's report dated November 30, 1976 on Dental Fees Charged by the Dental Division of the Health Department.

The Committee felt that the City's share of costs for dental services are increasing disproportionately and a more equitable sharing of the total health care costs should be pursued with the Provincial Government.

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Clause #6 continued:

Following discussion it was

RECOMMENDED

THAT the City Manager co-ordinate a brief to be submitted to the Finance Committee for presentation to the Provincial Government on the matter of cost sharing for health services delivered by the City of Vancouver.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 85-87